

Doc. # 5486

ADOPTED 5/1/92

AMENDED AND RESTATED DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO.28
200 ALLANDALE STREET, JAMAICA PLAIN/WEST ROXBURY

FACT SHEET

PROJECT NAME: Allandale, 200 Allandale Street

PROJECT ADDRESS: 200-234 Allandale Street
Jamaica Plain/West Roxbury

DEVELOPER: Design Housing, Inc.
Arnold M. Soloway, President

DEVELOPMENT PROGRAM: The completion of the final third phase of the Allandale project. The BRA approved the Allandale Development Plan for Planned Development Area No. 28 on August 16, 1987 and the Zoning Commission approved the Development Plan on September 15, 1987. The original Development Plan proposed 106 condominium units within 9 buildings with ancillary amenities.

Phases I and II consisted of the construction and development of four multi-family buildings containing a total of 47 units and two accessory buildings containing concierge and clubhouse facilities together with units for on-site maintenance personnel.

Phase III consists of the development and construction of 21 condominium units within eight separate structures designed as townhouses and rowhouses. Five of the structures will contain three units classified as rowhouses under the Boston Zoning Code. Three of the structures will contain two units, which are classified as townhouses under the Boston Zoning Code.

The total build-out for the project will be 68 units within 12 structures in lieu of the initially approved 106 units within nine structures. There will be no change in the size or location of the developed area nor in the conservation area.

TOTAL SITE AREA: 43.2 acres

TOTAL CONSERVATION AREA: Approximately 18.2 acres subject to a conservation restriction granted to the Boston Conservation Commission and the Brandegee Charitable Foundation.

TOTAL DEVELOPED AREA: Approximately 25 acres.

CONSTRUCTION COST: Phase I and II - \$19,100,000
Phase III - \$ 6,500,000

BENEFITS: The Allandale Development provided a direct cash subsidy of approximately \$800,000 and indirect service subsidy of approximately \$450,000 for a total of \$1,350,000 to the development and construction of a \$3.0 million 22 unit three and four bedroom condominium units in Mission Hill known as The Homes at Roxbury Crossing in support of the City of Boston's affordable housing efforts.

Construction Jobs: 50-75

Permanent Jobs: 8 - 10

Real Estate Taxes \$375,000.

Approximately 18.2 acres subject to a conservation restriction granted to the Boston Conservation Commission and the Brandagee Charitable Foundation.

PARKING: On-site parking consisting of underground parking for the existing four multi-family building and two car garage parking for the townhouse and rowhouse units as well as amenity parking.

UNDERLYING ZONING: S-.3-D, Single Family Planned Development Area Overlay District

NECESSARY ZONING ACTIONS:

- a) Approval by the BRA and Zoning Commission of Amended and Restated Development Plan
- b) Exceptions required for Use, Article 8, Section 8-7, Uses 2 (townhouse) and 3 (rowhouse attached dwelling),

for dimensional requirements of
Article 14, Article 22 and Article
27K (West Roxbury IPOD).

CONSTRUCTION TIMETABLE: Phase III - Immediately upon approval by
the Board of Appeal of the necessary
zoning Exceptions for the project.



BOSTON REDEVELOPMENT AUTHORITY

May 7, 1992

AMENDED AND RESTATED DEVELOPMENT PLAN

for

Planned Development Area No. 28

200 Allandale Street
Jamaica Plain/West Roxbury
Design/Housing, Inc., Developer

WHEREAS, on August 13, 1987 the Boston Redevelopment Authority ("Authority") approved the Development Plan dated August 13, 1987 ("Original Plan") for 200 Allandale Street to allow for the development of 106 condominium units within nine structures on a 43.2 acre site, as hereinafter described, ("Original Project"); and

WHEREAS, Phases I and II of the Original Project, as defined in the Original Plan and consisting of four (4) main buildings with a total of 47 units and the two (2) accessory buildings, have been completed by the Developer in accordance with the Original Plan; and

WHEREAS, the Developer and the Authority have determined that the completion of the Original Project based upon the Original Plan is unfeasible and the Developer has proposed to modify the Original Project by developing, in lieu of the proposed 59 units which were to be built within five (5) structures in Phases III, IV and V of the Original Project, 21 units within eight (8) townhouse structures in building clusters of two and three units as the new Phase III; and

WHEREAS, the total number of condominium units after the completion of the new Phased III will equal 68 units ("Project") rather than the originally planned 106 units;

NOW THEREFORE, the Original Plan is hereby amended and restated in its entirety in this Amended and Restated Development Plan, which shall read as follows:

DEVELOPER:

The developer of Phases I, II and III of the Project is Design/Housing, Inc. (the "Developer"), a Massachusetts business corporation with a principal place of business at 200 Allandale Street, Chestnut Hill, Massachusetts 02167. The principal officer of the Developer is Arnold M. Soloway, President of Design/Housing, Inc.

ARCHITECT:

The architect for Phases I and II of the Project is Huygens, DiMella and Shaffer with offices at 286 Congress Street, Boston, Massachusetts 02110. The architect for Phase III of the Project is Ira Rakatansky, Inc., with offices at 15 Meeting Street, Providence, Rhode Island 02903.

DESCRIPTION OF PLANNED DEVELOPMENT AREA:

The PDA consists of a parcel of land in Boston, Suffolk County, Massachusetts containing 43.241 acres (1,883,570 square feet), as shown on a plan entitled "Plan of Land, Boston (West Roxbury), Mass.", prepared by Harry R. Feldman, Inc., dated August 24, 1987. A more detailed description and the Plan of Land of the PDA is attached hereto as Exhibit A. The PDA is identified as Assessors' Parcel 3590, Ward 20. Hereinafter, the site described above, and more particularly described in Exhibit A hereto, will be referred to as the "Site".

LOCATION AND APPEARANCE OF STRUCTURES:

The location and appearance of the proposed structures for Phases I and II are as depicted on the plans entitled "Allandale, Boston, Massachusetts PDA Proposal prepared by Huygens, DiMella and Shaffer dated June 18, 1987, (the "Project Plans"). The location and appearance of the structures for Phase III of the Project are as depicted on the plans entitled "Allandale PDA Plans-Phase III" prepared by Ira Rakatansky, Inc., Architects ("Phase III Plans"), as may be further amended pursuant to the design review procedures referenced in the Authority's Development Review Procedures dated 1985, revised 1986 ("Design Review Procedures"). A list of the Project Plans and the Phase III Plans are attached hereto as Exhibit B.

The Project contains twelve (12) main residential buildings and two (2) accessory buildings. The four main residential buildings which were constructed in Phases I and II have been designed to appear as large country manor houses. These buildings are numbered Bldgs. 2, 3, 4 and 5 on the Phase III Plans. Architectural elements which accentuate the relationship of these structures to the natural site conditions consist of a series of three horizontal building material elements of masonry, stucco and wood trim. These elements settle the building into the topography of the Site and in effect retain the closeness of the buildings to ground elements. These buildings contain a highly articulated facade with pitched roofs broken by various wings, dormers and chimneys for working fireplaces and as a design element to cover the elevator mechanical system. Three of the main residential buildings contain an attached townhouse element/unit. There are two entrances to the main residential buildings, one for the main portion of the building which opens into a main foyer for access

to the eleven units within the building and a second separate entryway for access to the attached townhouse unit. A concierge building and a pool facility/clubhouse building were constructed in Phases I and II and are set back from Allandale Street. These buildings contain the same design elements as the manor style buildings and are shown on the Project Plans and the Phase III Plans. With respect to the developed area of the Site, the areas surrounding the buildings are landscaped with extensive landscaping between the structures, and between structures and the roadway. Landscaping between the structures and the conservation areas allow for a gradual transition to the conservation area.

As shown on the Phase III Plans, the eight (8) townhouse structures numbered as Bldgs. 1A, 1B, 6, 7, 8, 9, 10, and 11 on the Phase III Plans will be developed in three clusters of two units and five clusters of three units. All of the units have been designed to include porches and terraces and will open onto landscaped areas. The townhouse buildings in Phase III will have a facade treatment similar to the manor structures and are set back from the access drive. Substantial landscaping and grading treatment will enhance the areas surrounding the structures.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT AND USE ALLOCATION:

The Project consists of a 43.241 acre parcel of land which is to be used for residential purposes by the construction thereon of 68 units of housing, two accessory staff housing units (70 units total), accessory parking, concierge/superintendents' facility, tennis courts, a swimming pool with a clubhouse facility, and internal road system, pedestrian paths, restored natural trails and conservation areas.

The 70 residential units will consist of 68 condominium residential units to be located within twelve buildings, consisting of four building types:

Building Type A which contains 11 dwelling units, four units on the first level, four units on the second level and three units on the third level with underground parking for 22 motor vehicles;

Building Type B which contains 12 dwelling units, four units on the first level, four units on the second level and three units on the third level with underground parking for 22 motor vehicles and an attached 2-story townhouse element with one dwelling unit and an attached two car garage;

Building Type C which contains two townhouse dwelling units, each with an attached two car garage;

Building Type D which contains three townhouse dwelling units, each with an attached two car garage.

Additionally, the Project contains two rental units which are located in the concierge and clubhouse buildings. Such units are to be occupied by on-site personnel employed by the condominium association in maintenance and security positions.

Phases I and II:

Phases I and II of the Project, which consisted of the construction of a portion of the interior road system for the Project and four residential buildings as shown on the Parcel Plan included with the Phase III Plans has been completed. The road was constructed of a hard surface bituminous concrete substance so as not to be intrusive to the rural character of the site. In addition to the road system, a portion of the pedestrian paths were developed during Phases I and II. Building 2 contains 11 units and Buildings 3, 4 and 5 contain 12 units each for a total build-out in Phases I and II of 47 units. The total square footage for all four buildings equals approximately 137,000 square feet and the elevation of said buildings is as shown on the Project Plans. The concierge, tennis court, clubhouse/swimming pool facilities and the emergency access road are depicted in the Project Plans for Phases I and II. Additionally, all preliminary work necessary for sewer, water, underground utility conduits were completed to the extent possible during Phases I and II of the Project so as to insure minimum disruption of the road surface during the construction of remaining phase.

Phase III:

Phase III of the Project consists of the construction of Buildings 1A, 1B, 6, 7, 8, 9, 10 and 11 as shown on the Phase III Plans and contains 21 units. Building 1A contains 2 townhouse units, Building 1B contains 2 townhouse units, Building 6 contains 2 townhouse units and Buildings 7 through 11 contain 3 townhouse units. The total square footage for the townhouses will equal approximately 120,000 square feet and the elevation of said buildings will be as shown on the Phase III Plans. The remaining portion of the access road is to be constructed of a hard surface bituminous concrete substance so as not to be intrusive to the rural character of the site. In addition to the completion of the road system, the remaining sewer, water, underground utility conduits will be completed during Phase III.

Copies of the Site Plan, Building Elevations and Floor Plans are included within the Project Plans and the Phase III Plans, a list of which is attached hereto as Exhibit B.

ESTIMATED CONSTRUCTION TIME:

The construction of Phases I and II of the Project was accomplished by a phased construction schedule. The commencement of construction of Phase III shall be conditioned upon the issuance by the Boston Redevelopment Authority of final approval

of the plans for all phases in accordance with the Design Review Procedures referenced herein and upon the ability of the Developer to proceed without an appeal of the Exceptions for Phase III to be granted by the Board of Appeal. If an appeal is filed pursuant to Section 11 of Chapter 665 of the Acts of 1956, the time for commencement of construction of Phase III shall be extended for a period equal to that from the date of the filing of such appeal to the date of final adjudication thereof, provided further, that final adjudication is in favor of the Developer.

PROJECTED NUMBER OF EMPLOYEES:

It is estimated that Phases I, II and III of the Project will have generated in total approximately 50-75 construction jobs from the commencement of construction for Phase I to the completion of construction for Phase III. It is estimated that the condominium development will require approximately 8-10 personnel to staff security and building and grounds maintenance positions.

The Developer has submitted to the Mayor's Office of Jobs and Community Services prior to the issuance of the initial building permit for the Development a Boston Resident Construction Employment Plan, an Employment Opportunity Plan and a First Source Agreement, in accordance with the Mayor's Executive Order of July 12, 1985 and Chapter 12 as amended by Chapter 17 of the Ordinances of 1986.

FAIR HOUSING PLAN:

The Developer has submitted a Fair Housing Plan to the Authority for the sale of the condominium units prior to the issuance of the schematic design approval for Phases I and II of the Development. The Developer is not the subject of any outstanding Equal Opportunity/Fair Housing Complaints.

BUILDING DIMENSIONS:

The main residential buildings constructed on the Site shall have the following approximate dimensions:

<u>Building</u>	<u>Length</u>	<u>Depth</u>	<u>Depth w/ Townhouse</u>	<u>Height</u>
Type A	156	107	N/A	48 max.
Type B	156	107	168	48 max.
Type C	93	80	n/a	28-35 max.
Type D	139	80	n/a	28-35 max.

With respect to the height of the main residential buildings, the height will vary due to the differing grade changes on the site,

however, 48 feet is the maximum height of the buildings.

TRANSPORTATION ACCESS PLAN:

The Developer has entered into a Transportation Access Plan Agreement with the Authority and the City of Boston prior to the issuance of the initial building permit for the Project. Such agreement provides adequate measures to mitigate transportation impacts from the Project.

PROPOSED TRAFFIC CIRCULATION:

The Project Plans and the Phase III Plans listed on Exhibit B, as may be further amended pursuant to the Design Review Procedures, detail the proposed traffic access to the PDA and circulation within the PDA. Vehicular access to the housing and recreational areas of Phases I, II and III are from Allandale Street. The restriction of vehicular access to the conservation land is designed to increase the area available for passive pedestrian use. Pedestrian "traffic" will be able to access the conservation land from the developed portion of the Site as well as from surrounding open space accessible from Allandale Street, Hackensack Court, VFW Parkway and City of Boston conservation land on Allandale Street. Such access is shown on the Project Plans and referenced in the Conservation Restriction Management Agreement. Both the internal and external traffic circulation and the mitigation of the impacts of projected traffic generated by the Project on the streets adjacent to the Site are set forth in the Transportation Access Plan Agreement.

PARKING AND LOADING FACILITIES:

Parking for the Project is in four categories, underground parking, at grade garage parking, temporary visitors parking and amenity parking. Each of the residential structures in Phases I and II contain 22 parking spaces located within the basement level of the structure and the Type B residential structures also contain an attached two car garage and guest parking areas on the driveways. Each of the units within the eight townhouse structures contain an attached two car garage and guest parking areas on the driveways. The Project will include approximately 135 covered garage parking spaces, approximately 25 on-site visitor spaces and eight spaces adjacent to the swimming pool facility for a total of approximately 169 spaces. All loading facilities for the Type A and B structures are located in the basement areas. The Type C and D townhouse structures do not require loading areas.

ACCESS TO PUBLIC TRANSPORTATION:

The Site is not within walking distance from any MBTA rapid transit station. The Site is located on Allandale Street which is a road connecting Centre Street in Jamaica Plain/West Roxbury to

Newton Street in Brookline. There is MBTA bus service along Centre Street and Newton Street, however, access to such service is limited due to the rural character of Allandale Street and the lack of sidewalks on a substantial portion of Allandale Street. Therefore, the Site is inaccessible by public transportation and requires access by private vehicle.

OPEN SPACES AND LANDSCAPING:

The Project Plans and the Phase III Plans include extensive landscaping upon the completion of Phases I, II and III. The conservation area is designated on the plan entitled "Conservation Area Plan" included within the Project Plans, which shows the existing trails.

ENVIRONMENTAL REVIEW:

The Developer has received a determination and an opinion from the Secretary of the Executive Office of Environmental Affairs that the original development is exempt from the requirement of filing an Environmental Notification Form ("ENF"). A 21E site evaluation report of the Site was completed prior to the issuance of an initial building permit. The Developer has filed with the Boston Conservation Commission a Notice of Intent ("NOI") and has received approval from the Commission and an Order of Conditions.

COMPLIANCE WITH APPROVED DRAWINGS:

The Developer shall construct the Project in accordance with the Project Plans and the Phase III Plans, as more specifically listed on Exhibit B, as may be further amended pursuant to the Design Review Procedures. The Project shall be subject to on-going design review through the contract document stage of design.

DESIGN REVIEW PROCEDURES:

All design plans for the Project are subject to ongoing design review and approval by the Authority. Such review is to be conducted in accordance with that portion of the Authority's Development Review Procedures dated 1985, revised 1986, which pertains to the design features of the Project.

PROPOSED USES:

The Site is currently located in an S-.3-D District. The uses for Phases I, II and III of the Project are limited to the following uses as defined in Article 8, Section 8-7 of the Code, and as allowed by the grant of Exceptions from the Board of Appeal:

<u>Code Use No.</u>	<u>Description</u>
2	Semi-detached dwelling occupied by not more than one family on each side of a party wall
3	Attached or row house occupied by not more than one family in each structure between fire walls
7	Multi-family dwelling
30	Private Club operated for members only (only to the extent that the swimming pool facility or the tennis court facility is determined to be classified as a private club)
72	Parking as an accessory use
72A	Swimming pool and tennis court
83	Accessory use of dwelling for personnel required to reside on lot.

and other uses, both incidental and accessory, as would be permitted from time to time in an S-.3 Residential District.

ZONING:

By the approval of the Overlay District PDA designation by the Zoning Commission, the Site is now situated within a S-.3-D zoning district (Single Family Planned Development Area Residential District). In such a district, relief from the requirements of the Code is sought as an Exception pursuant to Article 6A of the Code. The Developer has received from the Board of Appeal Exceptions for the Original Project, including Exceptions from the use and dimensional provisions of the Code which were required for the development of Phases I and II and are set forth below as Use Nos. 7 & 30 and Articles 14, 16 and 22. Phase III of the Project requires Exceptions from the use and dimensional provisions of the Code which are set forth below as Use Nos. 2 & 3 and Articles 14, 22 and 27. The entire list of Code provisions from which Exceptions were granted and are required are set forth below:

Article 8, Section 8-7, Use No. 2:

The residential use is classified as a semi-detached dwelling use and such use will require an Exception from the provisions of the Code.

Article 8, Section 8-7, Use No. 3:

The residential use is classified as an attached or row house use and such use will require an Exception from the provisions of the Code.

Article 8, Section 8-7, Use No. 7:

The residential use is classified as a multi-family use and such use will require an Exception from the provisions of the Code.

Article 8, Section 8-7, Use No. 30:

The Project contains a clubhouse facility adjacent to the swimming pool and this facility may be considered as a Use No. 30, private club, thus requiring an Exception from the provisions of the Code.

Article 14, Section 14-5(b) & (c):

Due to the classification of the Site as one lot containing eleven residential structures and two structures with accessory dwelling units, the Code provisions relative to access for buildings on the rear of a lot and distance between buildings on the lot will require Exceptions from the provisions of the Code.

Article 16, Section 16-1:

The height of the residential structures within the Site are and will be of varying heights (19.5, 28, 31, 35, 39 and 48 feet) from the elevation of the ground adjoining the building on all sides, to the ridge line of the roof. The highest point will be 48 feet. Therefore, relief will be required from the height provisions of the Code.

Article 22, Section 22-4:

This article requires the application of the provisions of Section 14-5(c) with respect to distance between buildings and, in so far as an Exception will be required from Section 14-5(c), an Exception will also be required from this provision of the Code.

Article 27, IPOD:

Article 27K of the Code, effective December 5, 1989 which was subsequent to the initial approval of the Original Plan, established the West Roxbury Interim Planning Overlay District. Such article requires the issuance of an Interim Planning Permit for a proposed project within the IPOD. Additionally, to the extent that relief is required under Sections 14-5 and 22-4 set forth above, similar relief is required under Section 27K-10,

which applies similar standards for yard dimensions. Therefore, an Exception will also be required from this provision of the Code.

ADDITIONAL ZONING PROVISIONS:

Upon the request of the Developer, the receipt of satisfactory evidence from the Developer that the work on the Project has commenced and is diligently proceeding in accordance with the Amended and Restated Development Plan, and a finding by the Director of the Authority that the Project has commenced and is diligently proceeding in accordance with the Amended and Restated Development Plan, the Authority shall issue to the Commissioner of the Inspectional Services Department of the City of Boston a certificate pursuant to Article 6A, Section 6A-1 of the Code ("6A Certificate") stating that the work within the Planned Development Area has commenced and is diligently proceeding in accordance with the Amended and Restated Development Plan. This certificate shall be issued as provided for in said Section 6A-1 of the Code. The approval by the Authority of the Amended and Restated Development Plan, or the issuance by the Authority of the 6A Certificate shall be conclusive evidence to the Commissioner of the Inspectional Services Department that the work on the Project is diligently proceeding.

DENSITY:

The floor area ratio ("FAR") of the Project including the structures in Phases I, II and III shall be calculated by first determining the lot area of the Site and applying as a factor to the lot area the total gross floor area of the buildings thereon. The total FAR for the PDA is .14, which is substantially less than the allowed FAR of .3. The FARs for each phase based upon phasing parcel areas is as follows: Phases I and II is .24, and Phase III is .096. The basis for determining the PDA FAR is shown on the floor area ratio computation schedule attached hereto as Exhibit C.

DEED RESTRICTIONS:

The Site is subject to a conservation restriction granted to the City of Boston Conservation Commission and the Brandegee Charitable Foundation, a private non-profit foundation among whose purposes is the preservation of conservation land, without any cost to the recipients. The conservation restriction was granted in accordance with M.G.L. c.184, s.31. Additionally, the Developer, the Boston Conservation Commission and the Brandegee Charitable Foundation have entered into a Conservation Restriction Management Agreement with the goal of maintaining the conservation area in its original state, free from destruction and damage caused by development pressures, construction activity, inappropriate signage or destructive or abusive use or vandalism.

With respect to approximately 25 acres of the Site upon which the buildings and road system are constructed, such restrictions will not be so stringently controlled, however, the Project is limited with respect to both lot area and height of buildings.

MEMORANDUM

May 7, 1992

TO: Boston Redevelopment Authority and
Theodore S. Chandler, Acting Director

FROM: Linda Mongelli Haar, Assistant Director for
Neighborhood Planning and Zoning
Cynthia Wall, Senior Planner, Neighborhood Planning and
Zoning
Cynthia M. Barr, Land Use Counsel

SUBJECT: Amended and Restated Development Plan for
200 Allandale Street - Planned Development
Area No. 28, West Roxbury/Jamaica Plain

SUMMARY: This memorandum requests that with regard to the Development Plan for 200 Allandale Street in the West Roxbury/Jamaica Plain section of Boston approved by the Authority on August 13, 1987, the Authority:

1. Approve an Amended and Restated Development Plan to allow for a reduction in density of the final phase of the project from an additional 59 units to 21 units for a final build-out of 68 units in lieu of the approved 106 units; and
 2. Authorize the Director to petition the Zoning Commission for its approval of the Amended and Restated Development Plan and to take all action and to execute all documents deemed necessary and appropriate for the completion of the development in accordance with the Amended and Restated Development Plan.
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Introduction

Design Housing, Inc., Arnold M. Soloway, President, seeks an amendment to the Development Plan approved by the Authority on August 13, 1987, and by the Zoning Commission on September 15, 1987. The Zoning Commission designated the Site as a Planned Development Area. The original Development Plan contemplated the development of 106 condominium units on a 43 acre site at 200 Allandale Street, West Roxbury/Jamaica Plain formerly referred to as the Bakalar Estate. The original proposal consisted of the development of nine three and one-half story residential buildings containing 106 luxury condominiums, two apartment units for on-site maintenance and security personnel, underground and garage parking for approximately 176 cars, surface parking for approximately 57 cars and project amenities including

tennis courts, a swimming pool and recreation and concierge buildings. The proposal also included the designation of approximately 16 acres for conservation land.

Phases I and II of the original Development Plan have been completed and a total of 47 units within four structures together with two apartment units for on-site personnel, tennis court, pool, recreation and concierge buildings have been built by the Developer. Furthermore, an area of 18 acres has been dedicated for conservation purposes and a conservation restriction has been granted to the Boston Conservation Commission and the Brandegee Charitable Foundation. The conservation area is also benefitted by a Conservation Restriction Management Agreement among Design Housing, the Boston Conservation Commission and the Brandegee Charitable Foundation. This agreement was entered into by the parties in accordance with the Board approval in 1987.

The amendment to the Development Plan is necessary in order to complete the final project build-out at a lesser density than originally proposed. In lieu of the proposed 59 units originally planned for Phases III, IV and V within five three and one-half story structures, the proposed Phase III will consist of eight townhouse structures in three clusters of two units and five clusters of three units, totalling 21 units. The townhouse buildings will have facade treatment similar to the present residential structures and will have a height not to exceed 35 feet. Each townhouse will have a driveway and a two car garage and there will be substantial landscaping and grading treatment which will enhance the areas surrounding the structures.

Developer

Mr. Soloway's housing development experience includes not only the successful development of Phases I and II of this project, but also the development and construction of a \$3.0 million 22 unit three and four bedroom condominium project in Mission Hill known as The Homes at Roxbury Crossing in support of the City of Boston's affordable housing efforts, which development benefitted from a direct cash subsidy of approximately \$800,000 and indirect service subsidy of approximately \$450,000 from the Allandale project for a total of \$1,350,000. Other development experience includes the development of the Jamaicaway Tower and Townhouses and more recently the Townhouses at Larz Anderson in Brookline. The firm of Ira Rakatansky, Inc. has been retained as architects for the final phase of the Allandale Project.

Site

The site is located on Allandale Street, Jamaica Plain/West Roxbury at the border of Boston and Brookline. The undeveloped portion of the site, which is subject to the Conservation Restriction, is approximately 18 acres of heavily forested lands with two ponds and numerous rock out-croppings. The property was deemed as an Urban Wilds site by the Authority. To the south lies

public parkland along the VFW Parkway, to the west and east are residential neighborhoods, and to the north is the Allandale Farm. The development of the site in Phases I and II was completed in accordance with the Development Plan.

Public Benefits

A significant public benefit of this development is the retention of the conservation area of 18 acres which has been placed under a perpetual conservation restriction, thereby insuring that the land will forever remain in its natural and undeveloped state. This area has trails connecting with adjoining public parcels and open space and is accessible to the public. Additionally, because the development will be less dense in floor area ratio and total number of living units than what is allowed as-of-right and because of the cluster design of the buildings, the project will further preserve more of the site's open space than if built in accordance with the Zoning Code. The project is subject to a Wetlands Order of Conditions permit from the Boston Conservation Commission.

Zoning

The Planned Development Area is within an S-.3-D district. The zoning relief requested is in the nature of exceptions to the Code pursuant to Article 6-A. Exceptions necessary for the proposal will be for townhouse and rowhouse use, distance between buildings and existing structures, and an exception from the requirements of an Interim Planning Permit in accordance with the requirements of the West Roxbury IPOD.

Agreements

The Developer has complied with all required agreements including the Cooperation Agreement, the Conservation Restriction Management Agreement, the Boston Residents Construction Employment Plan and Employment Opportunity Plan, the Traffic Maintenance Plan, the Transportation Access Plan, the Fair Housing Plan and the Order of Conditions.

Neighborhood

The community is represented by the Hackensack Neighborhood Association, the Jamaica Hills Association and the trustees of the John L. Brandegee estate, as well as the Neighborhood Council of West Roxbury. All groups had been informed of the plans and the Developer has met with the neighborhood organizations to review the new plans. BRA staff has walked the site with interested members of the neighborhood organizations and the Boston Conservation Commission. The proposal has the support of the Hackensack Road and Jamaica Hills neighborhood.

Recommendation

The design review process has resulted in the Amended and Restated Development Plan presented today.

We, therefore, recommend that the Boston Redevelopment Authority approve the Amended and Restated Development Plan for the Planned Development Area No. 28 as presented, and authorize the Director to petition the Zoning Commission for approval of the same. An appropriate vote is as follows:

VOTED: That in connection with the Amended and Restated Development Plan for 200 Allandale Street, West Roxbury/Jamaica Plain, presented at the public hearing duly held at the offices of the Authority on May 7, 1992, and after consideration of the evidence presented at that hearing the Boston Redevelopment Authority finds that said plan (1) conforms to the General Plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all the criteria and specifications for a Planned Development Area subdistrict designation set forth in the Boston Zoning Code as amended;

AND
FURTHER

VOTED: That pursuant to the provisions of Section 3-1A of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Amended and Restated Development Plan for 200 Allandale Street, West Roxbury/Jamaica Plain. Said Amended and Restated Development Plan is embodied in a written document entitled "Amended and Restated Development Plan for Planned Development Area No. 28 dated May 7, 1992," and in a series of plans listed in Exhibit B of said document; said document and plans shall be on file in the Office of the Authority.

AND
FURTHER

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston to approve the Amended and Restated Development Plan for Planned Development Area No. 28; to execute in the name and on behalf of the Authority amendments, if any, to the Cooperation Agreement, Transportation Access Plan Agreement, and other documents required by the Cooperation Agreement, all in the Authority's usual form, and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with the Project

described in the Amended and Restated Development Plan are in conformity with said Amended and Restated Development Plan;

AND
FURTHER

VOTED: That the Authority hereby waives any procedural requirements of the Authority's "Zoning Procedures for the Master Plan/ PDA" dated March 19, 1986 with which the application submitted by the Applicant for the Amended and Restated Development Plan for Planned Development Area No. 28 is not in conformity, and for which the review and approval procedures undertaken in connection with such application were not in conformity;

AND
FURTHER

VOTED: That in reference to petition (s) to be brought before the Board of Appeal by Design/Housing, Inc., for exceptions as listed in the Amended and Restated Development Plan for Planned Development Area No 28 which is approved by the Authority today, the Boston Redevelopment Authority recommends approval, provided that the Zoning Commission will have approved the Amended and Restated Development Plan and provided further that final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority and with said Amended and Restated Development Plan; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said Amended and Restated Development Plan.

We urge the BDA Board to support this request for an amendment to the original plan in order to ensure the continuation of the conservation easement for the benefit of the city's residents.

Very truly yours,

JAMAICA HILLS ASSOCIATION

Eleanor M. McLaughlin
Eleanor M. McLaughlin,
Co-Chairperson of Zoning
Committee

Polly DeLoe
Polly DeLoe, Co-Chairperson of
Zoning Committee

May 5, 1992

P.O. BOX 392
JAMAICA PLAIN, MA 02130

Mr. Clarence J. Jones
Chairman
Boston Redevelopment Authority
One City Hall
City Hall
9th Floor
Boston, Massachusetts 02118

Re: Design Housing, Inc.
Allandale PDA No. 28

Dear Mr. Chairman:

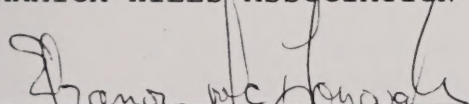
On behalf of the Jamaica Hills Association Board of Directors, we wish to inform the Boston Redevelopment Authority that the Association supports the requested amendment by Arnold M. Soloway of Design Housing, Inc. for changes to the Allandale project. Mr. Soloway has presented his plan to the Association at a meeting on March 11, 1992 and reviewed with us the need for a modification to the final phase of the development. The Association and the neighborhood is quite pleased with the progress of the first two phases of the development and feels that the reduction in the number of units in the final phase from the planned 58 units to 21 units represents an appropriate use of the remaining development area. The original project consisting of 106 condominium units was planned and designed by Mr. Soloway with the full cooperation and input of the Jamaica Hills Association.

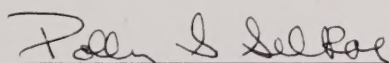
We are pleased that the Allandale Development preserved 18 acres for conservation purposes and granted a conservation easement to the Boston Conservation Commission. The change to reduce the density in the number of units and the size of the buildings is further positive evidence of Mr. Soloway's continued close working relationship with the Association and his respect for appropriate land use planning and open space.

We urge the BRA Board to support this request for an amendment to the original plan in order to ensure the continuation of the conservation easement for the benefit of the city's residents.

Very truly yours,

JAMAICA HILLS ASSOCIATION


Eleanor M. McDonough,
Co-Chairperson of Zoning
Committee


Polly Selkoe, Co-Chairperson of
Zoning Committee

14 Hackensack Court
West Roxbury, MA 02167
May 1, 1992

Mr. Clarence Jones, Chairman
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

REF: ALLANDALE

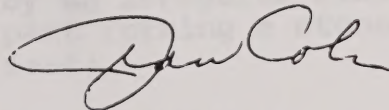
Dear Mr. Jones,

As an abuttor to the Allandale condominium development, I was contacted several weeks ago by Mr. Arnold Soloway who advised me there would be a proposal submitted to you to approve a revision to the existing Allandale plan. At Mr. Soloway's suggestion, I reviewed the plans for the revision and, as a result of that inspection, I am writing to you to urge your approval of the revision.

Mr. Soloway has been completely forthright and open during the approval and construction phases of this project; there have been absolutely no problems at all. Any questions I have had were answered and/or resolved immediately. I supported and agreed with the original plan and I am happy to add my approval to the proposed revision.

I urge your approval to the proposed revision.

Very truly yours,



Jean E. Cole

copy: A. Soloway

Exhibit A

Locus

A certain parcel of land in that part of Boston known as the West Roxbury District as shown on a plan entitled "Plan of Land Boston (West Roxbury) Massachusetts", Scale 1 inch = 80 feet, prepared by Harry R. Feldman, Inc., Land Surveyors, 112 Shawmut Avenue, Boston, Massachusetts, dated August 24, 1987, bounded and described as follows:

NORTHERLY	by Allandale Street by three courses 198.87 feet, 565.84 feet and 221.03 feet;
NORTHWESTERLY	by a stone wall and land of various owners as shown on said plan by these boundaries, 122.63 feet, 573.26 feet and 90.98 feet;
SOUTHWESTERLY	by land of various owners as shown on said plan, 424.67 feet;
NORTHWESTERLY	again by land of various owners as shown on said plan by three courses, 199.02 feet, 157.05 feet and 388.19 feet;
SOUTHWESTERLY	again by land of various owners as shown on said plan by these boundaries, 76.07 feet, 70.22 feet and 104.95 feet.;
SOUTHERLY	406.84 feet;
SOUTHEASTERLY	539.47 feet;
SOUTHWESTERLY	by an irregular line for the most part forming a stone wall, 427.33 feet;
SOUTHERLY	384.67 feet;
SOUTHERLY	by a curved line, 110.85 feet;
SOUTHEASTERLY	520.73 feet;

All of said last named courses are bounded by land of the City of Boston, except for a small portion bounded by land now or formerly of the Jewish Women's Health Association.

EASTERLY 286.58 feet;
NORTHEASTERLY 368.34 feet; and
EASTERLY again 258.47 feet to the point of
beginning.

The last three courses being by land of the City of Boston and Charles S. Boit shown on said plan. Containing according to said plan 1,883,570+ square feet (43.24+ acres).

2. Progression of Building Type A
3. Site Plan
4. Site Plan-Grass and Paths
5. Site Plan-Proposed Building
6. Proposed Lot Plan
7. Site Sections
8. Typical Cluster Plan
9. Typical Elevations
10. Side Elevations
11. Side Elevations
12. Rear Elevations and Building Sections
13. Floor Plan-Building Type A
14. Third Floor Plan-Building Type A
15. Third Floor and Basement Plan-Building Type A
16. Townhouse Floor Plan
17. Parking Level Plan-Building Type A
18. Existing Wetlands Map
19. Conservation Area Plan

8/12/87

EXHIBIT B-1

List of PDA Plans

List of the Plans and Drawings Entitled:
"Allandale Boston, Massachusetts PDA Proposal."
Prepared By Huygens, DiMella and Shaffer,
dated June 18, 1987.

1. Prospective of Building Type B
2. Prospective of Building Type A
3. Site Plan
4. Site Plans-Trails and Paths
5. Site Plan-Proposed Phasing
6. Proposed Lot Plan
7. Site Sections
8. Typical Cluster Plan
9. Front Elevations
10. Side Elevations
11. Side Elevations
12. Rear Elevations and Building Sections
13. Floor Plan-Building Type A
14. Third Floor Plan-Building Type A
15. Third Floor and Mezzanine Plan-Building Type A
16. Townhouse Floor Plan
17. Parking Level Plan-Building Type A
18. Existing Wetlands Map
19. Conservation Area Plan

8/11/87

A detailed black and white woodcut illustration of a large, multi-story wooden building, possibly a school or institutional structure, surrounded by dense trees and foliage. The building features a prominent chimney and a covered porch area. The foreground is filled with intricate line work representing grass and rocks.

14 of buildings &
with main
panel main
the painting main
panel illustrations: buildings 1A, 1B, 11
typical main & key illustrations: buildings 7A, 11
1000 main: buildings 1A, 1B
1000 main: buildings 7A, 11, 11

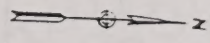
ALLANDALE PDA PLANS - PHASE B
BOSTON, MASS.

March 12, 1972

**IN A FURTHERANCE OF THE
ADVERTISING**

**JOSEPH HILDAK
JANUARY ARCHITECT**

M.W. MOORE ASSOCIATES, INC.
CIVIL ENGINEERS
SUBMITTED BY PARRISH HOLDING INC.



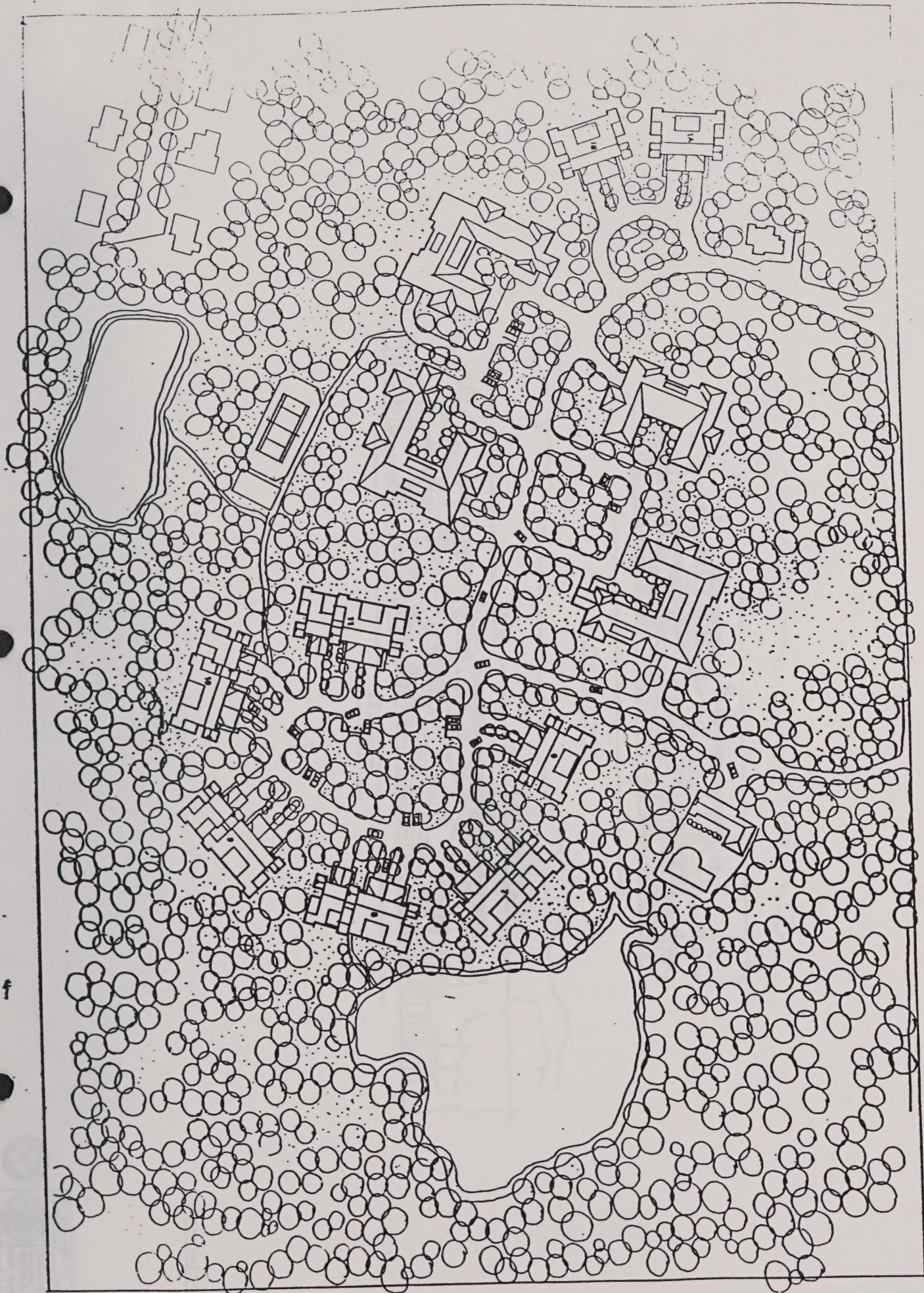
PARCEL SUMMARY				
PARCEL NO.	EXISTING LAND	NEW LAND	TOTAL LAND	TOTAL AREA (SQ. FT.)
1	10,000	0	10,000	1,000,000
2	10,000	0	10,000	1,000,000
3	10,000	0	10,000	1,000,000
4	10,000	0	10,000	1,000,000
5	10,000	0	10,000	1,000,000
6	10,000	0	10,000	1,000,000
7	10,000	0	10,000	1,000,000
8	10,000	0	10,000	1,000,000
9	10,000	0	10,000	1,000,000
10	10,000	0	10,000	1,000,000
11	10,000	0	10,000	1,000,000
12	10,000	0	10,000	1,000,000
13	10,000	0	10,000	1,000,000
TOTAL	130,000	0	130,000	13,000,000

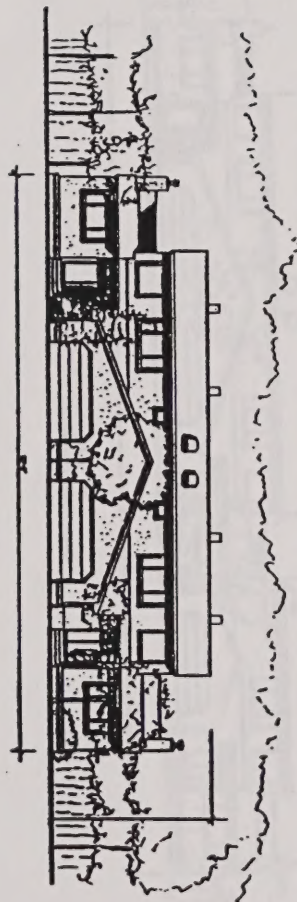
PROJECT LINE INFORMATION IS A REPRESENTATION OF THE LINE, NOT A REPRESENTATION OF THE LAND. THE LINE IS NOT A REPRESENTATION OF THE LAND. THE LINE IS NOT A REPRESENTATION OF THE LAND.

ALLANDALE DEVELOPMENT
JAMAICA PLAIN, MASS.
PARCEL PLAN

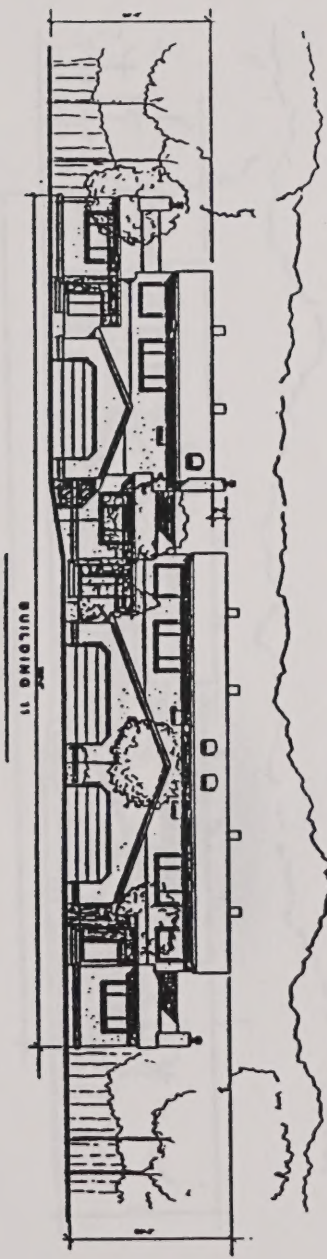
H.W. MOORE ASSOCIATES, INC.
ENGINEERS & PLANNERS
BOSTON, MASS.

DATE: 11/1/80
SHEET: 1 OF 1





BUILDING 1A, 12.9

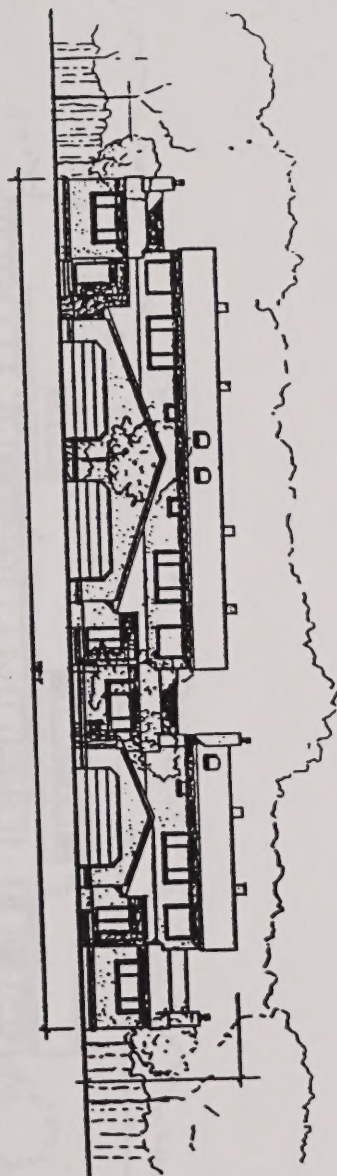


BUILDING 11

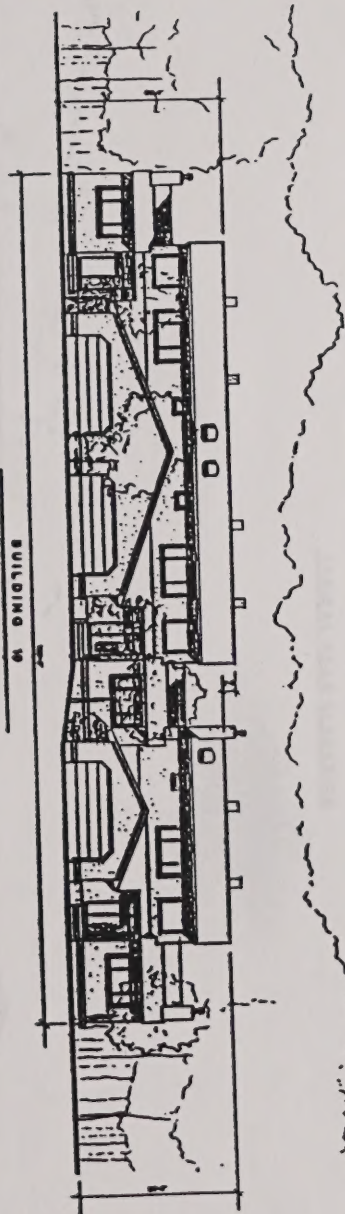
FRONT ELEVATIONS



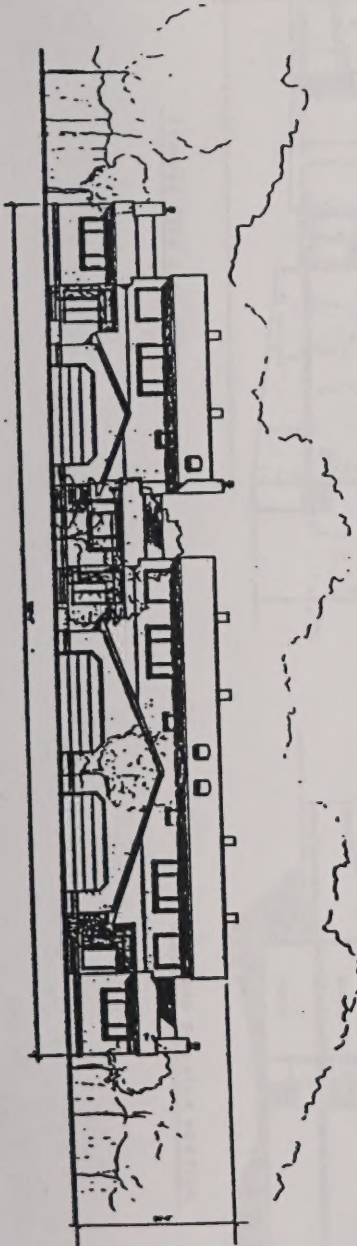
ALLAN DALE
 11000 11th Street
 Seattle, WA 98144
 206-835-1111



BUILDING 8.

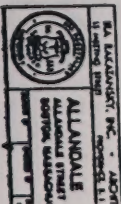


BUILDING 9.

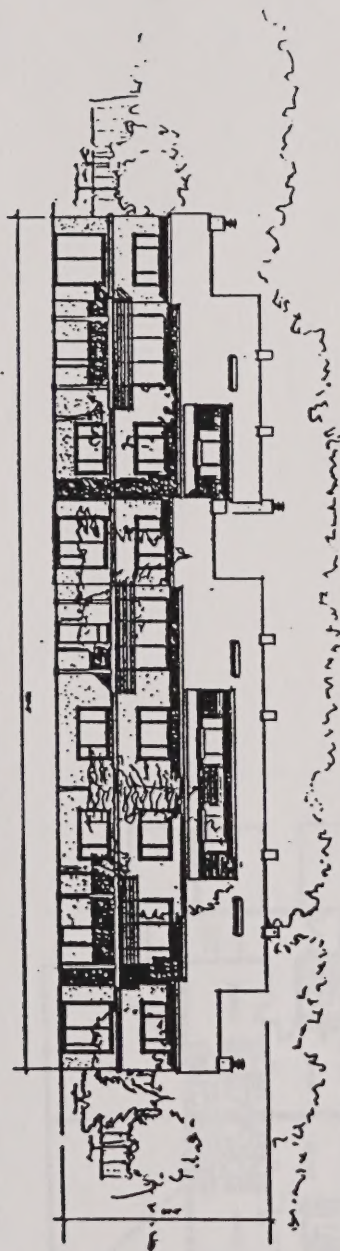


BUILDING 7.

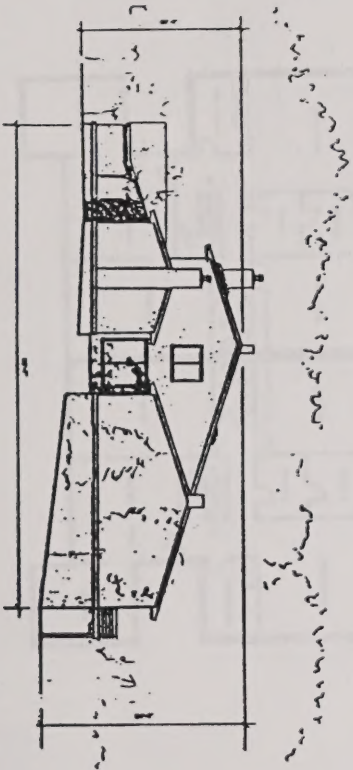
FRONT ELEVATION



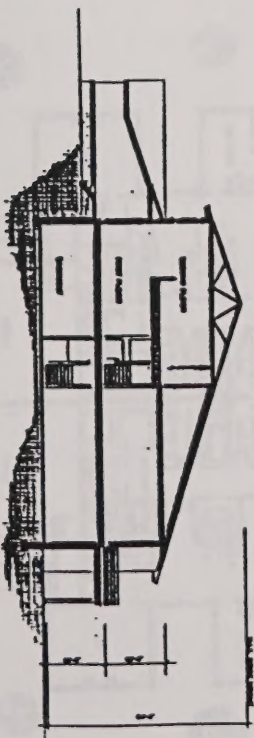
ALLAN DALE SCHOOL DISTRICT
11000 E. 10TH AVE., DENVER, CO. 80231



TYPICAL REAR ELEVATION



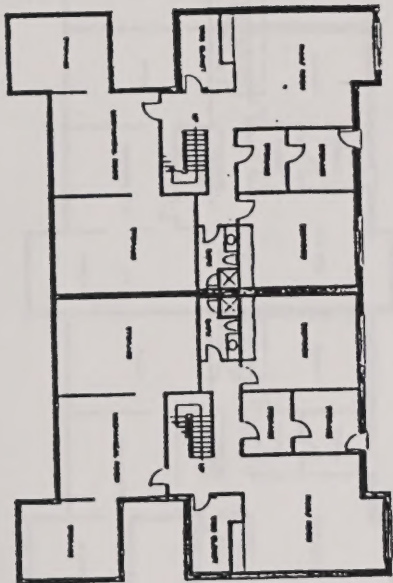
TYPICAL SIDE ELEVATION



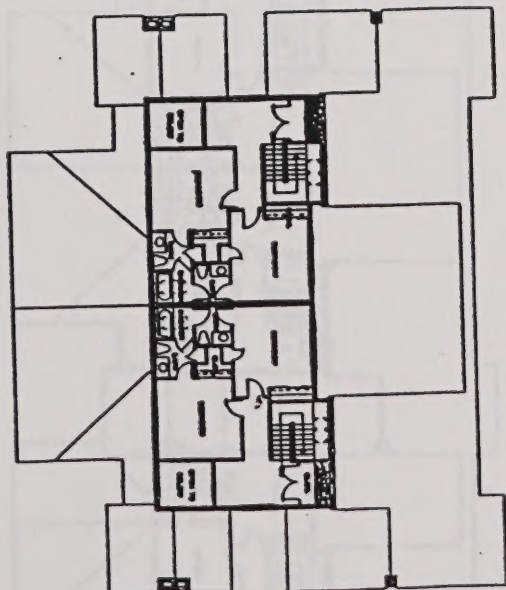
TYPICAL BUILDING SECTION



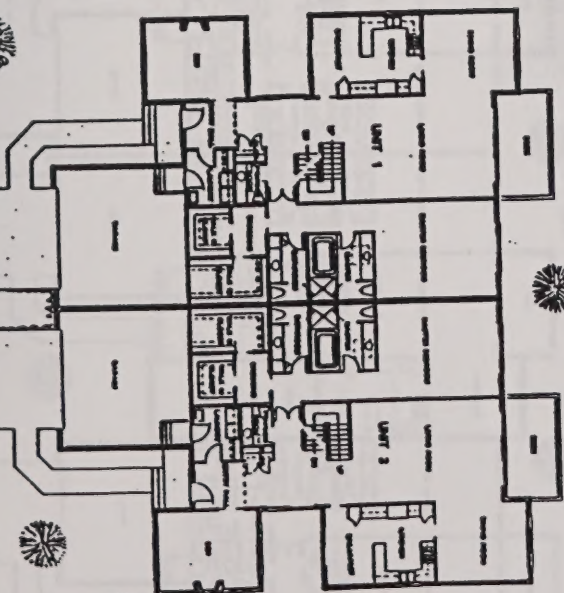
BA EXAMINER, INC. - ARCH
 1100 North Dearborn
 Chicago, IL 60610
 ALLIANCE
 1100 North Dearborn
 Chicago, IL 60610
 312-462-1100



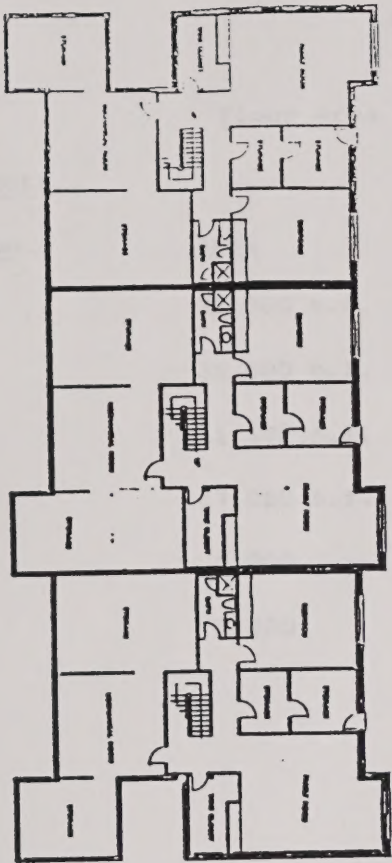
BASMENT PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

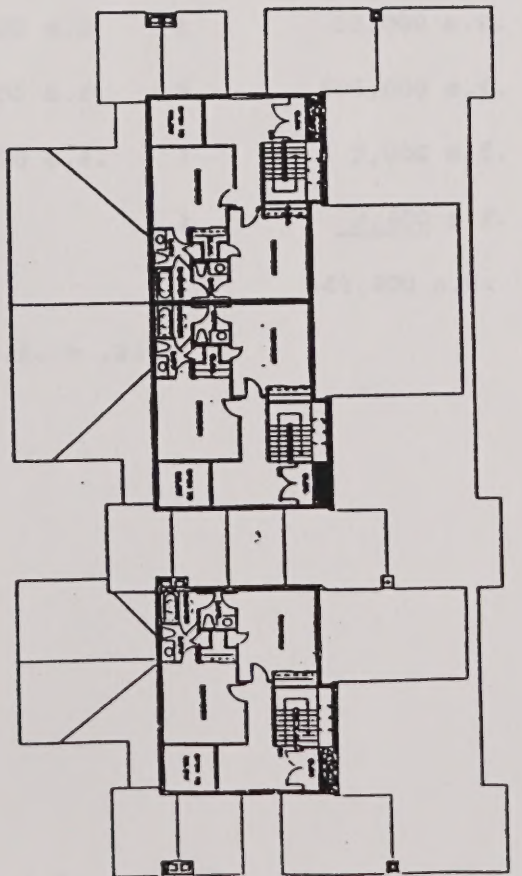


FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



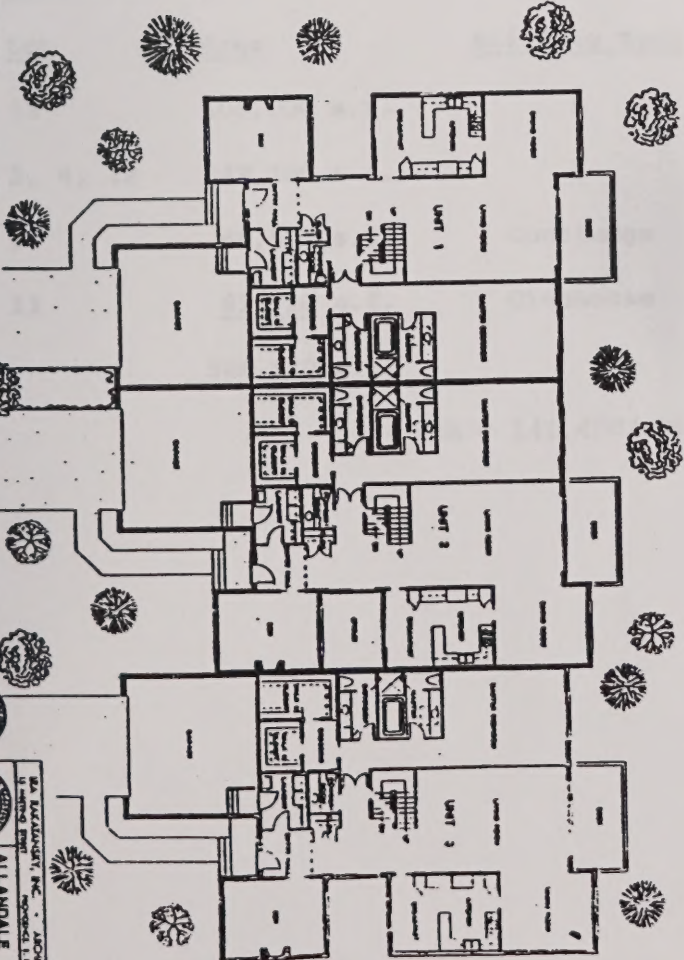
BASMENT PLAN

Scale 1/8" = 1'-0"



SECOND FLOOR PLAN

Scale 1/8" = 1'-0"



FIRST FLOOR PLAN

Scale 1/8" = 1'-0"

BUILDINGS 8, 9, 10
BUILDINGS 7, 11 (OVERLAP)

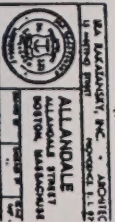


EXHIBIT C

Floor Area Ratio Computation

Entire Project:

<u>Building Type</u>	<u>Area</u>	<u>Quantity</u>	<u>Total</u>
A	32,000 s.f.	1	32,000 s.f.
B	35,000 s.f.	3	105,000 s.f.
C	11,300 s.f.	3	33,900 s.f.
D	17,050 s.f.	5	85,250 s.f.
Concierge	2,000	1	2,000 s.f.
Clubhouse	2,400	1	<u>2,400 s.f.</u>
GROSS AREA			260,550 s.f.
LOT AREA			1,833,570 s.f.
FAR			.142

Phases I and II:

<u>Lot</u>	<u>Area</u>	<u>Building Type</u>	<u>Area</u>	<u>Quantity</u>	<u>Total</u>
13	105,000 s.f.	A	32,000 s.f.	1	32,000 s.f.
3, 4, 12	349,150 s.f.	B	32,000 s.f.	3	105,000 s.f.
1	49,500 s.f.	Concierge	2,000 s.f.	1	2,000 s.f.
11	<u>82,920 s.f.</u>	Clubhouse		1	<u>2,400 s.f.</u>
	586,570 s.f.				141,400 s.f.

$$\text{FAR} = 141,400 / 586,570 \text{ s.f.} = .24$$

Phase III:

<u>Lot</u>	<u>Area</u>	<u>Building Type</u>	<u>Area</u>	<u>Quantity</u>	<u>Total</u>
2, 10	137,000 s.f.	C	11,300 s.f.	3	33,900 s.f.
5, 6, 7, 8, 9	<u>1,072,500</u> s.f.	D	17,050 s.f.	5	<u>85,250</u> s.f.
	1,209,500 s.f.				119,450

$$\text{FAR} = 119,150 / 1,209,500 \text{ s.f.} = .098$$